

AFFORDABLE DWELLING UNIT ADVISORY BOARD (ADUAB)
MEETING AGENDA
Tuesday, June 8, 2021 8:00 AM

NOTICE OF ELECTRONIC MEETING: Due to the ongoing COVID-19 Pandemic, meeting will be conducted as an Electronic Meeting pursuant to the Continuity Ordinance adopted by the Board of Supervisors on March 16, 2021. Members of the public are strongly encouraged to view and participate in the meeting by electronic or other means, in furtherance of the Governor's Executive Orders and social distancing directives. To learn more about participating remotely in this meeting, visit loudoun.gov/remoteparticipation.

Electronic / call-in public input: To sign up for electronic public input, contact the Office of Housing at 571-258-3305. Instructions will be provided to individuals who sign up for electronic public input prior to the Affordable Dwelling Unit Advisory Board Meeting. If you wish to participate electronically, sign up no later than 4pm, Monday, June 7.

I WELCOME

II AGENDA REVIEW, ADDITIONS, CHANGES

III PUBLIC COMMENT

IV REVIEW OF MINUTES

A. Minutes from May 11, 2021

V ACTION ITEMS

A. Adoption of Resolution - To Conduct an Electronic Meeting Under the Readopted Continuity of Government Ordinance

VI DISCUSSION ITEMS

A. Connection Fee Letter to Loudoun Water - Wagner
B. Unmet Housing Needs Strategic Plan – Letter of Support

VII INFORMATION ITEMS

A. Update to Readopted Continuity of Government Ordinance - Reagan
B. Update to Zoning Ordinance Rewrite, Proposed Referral Timeframe - Reagan
C. ADUAB Report – April Monthly – Reagan
D. National Homeownership Month (June) Events - Reagan

VIII COMMITTEE REPORTS

A. Housing Advisory Board (HAB) – Steve Schulte, Liaison
B. Builders Committee – Douglas Wagner, Chair
C. Finance Committee
D. Zoning Modification Committee – Pat Giglio, Chair

IX ADJOURN

If any member of the public requires a reasonable accommodation for any type of disability in order to participate in an Office of Housing ADUAB meeting, please contact Brian Reagan at 703-737-8323. At least one business day of advance notice is requested; some accommodations may require more than one day of notice.

Next Meeting

Tuesday, July 13, 2021 – WebEx Electronic Meeting, 8:00 AM

***Items included in the packet:**

A-1: Minutes from May 11, 2021

A-2: Resolution - To Conduct an Electronic Meeting Under the Readopted Continuity of Government Ordinance

A-3: Draft Connection Fee Letter to Loudoun Water

A-4: ADUAB Member Priorities for Unmet Housing Needs Strategic Plan

A-5: ADUAB Monthly Report

A-6: 2021 Homeownership Month Proclamation

Affordable Dwelling Unit Advisory Board (ADUAB) Meeting Minutes
Tuesday, May 11, 2021
WebEx – Electronic Meeting

Members Present: John Mossgrove – Chair; Dwight Stonerook – Vice-Chair; Pat Giglio; Bobby Klancher; Ben Miller; and Angela Plowman.

Staff Present: Brian Reagan – Housing Programs Manager, Office of Housing; and Jimmy Kimbrough – Housing Program Specialist, Office of Housing.

Members Absent: Board of Supervisors Chair Phyllis Randall; Roy Barnett; Steve Schulte; and Douglas Wager.

Public Present: Sayed Mousavi.

Call to Order

John Mossgrove – Chair called the meeting to order at 8:03am.

John Mossgrove made the following statement:

“I would like to call to order the May 11, 2021, Affordable Dwelling Unit Advisory Board Meeting. This meeting will be conducted as an Electronic Meeting pursuant to the Continuity Ordinance adopted by the Board of Supervisors on March 16, 2021. The following members are participating remotely: Pat Giglio; Bobby Klancher; Ben Miller; Angela Plowman; Dwight Stonerook; and John Mossgrove”

Agenda Review, Additions, and Changes – None.

Public Comment – None.

Review of Minutes

A. Minutes – April 13, 2021

John Mossgrove made the following motion:

“I’ll motion to approve the minutes from April 13, 2021.”

Pat Giglio seconded the motion. The motion passed (6-0-3) (Barnett, Schulte, and Wagner – absent).

Action Item

A. Adoption of Resolution – To Conduct an Electronic Meeting Under the Readopted Continuity of Government Ordinance

John Mossgrove made the following motion:

“I will make a motion to approve the Resolution to Conduct an Electronic Meeting under the Readopted Continuity of Government Ordinance as in attachment A2-1.” An executed copy of the resolution is attached to these meeting minutes.

Pat Giglio seconded the motion. The motion passed (6-0-3) (Barnett, Schulte, and Wagner – absent).

A1-1

B. Affordable Dwelling Unit (ADU) Rental Chart Recommendation

Staff informed the Board that the U.S. Department of Housing and Urban Development (HUD) released the new median income figures for this area, with a HUD-effective date of April 1, 2021. The median income increased from \$126,000 to \$129,000. This issue will require the ADUAB to vote on the revised rental prices for the ADU Rental Program.

Pat Giglio made the following motion:

"I move that the ADUAB approve the revised rental prices for the ADU Rental Program as presented."

Angela Plowman seconded the motion. The motion passed (6-0-3) (Barnett, Schulte, and Wagner – absent).

C. Unmet Housing Needs Units (UHNU) Rental Chart Recommendation

Staff informed the Board that the U.S. Department of Housing and Urban Development (HUD) released the new median income figures for this area, with a HUD-effective date of April 1, 2021. The median income increased from \$126,000 to \$129,000. This issue will require the ADUAB to vote on the revised rental prices for the County's Unmet Housing Needs Units (UHNUs).

Pat Giglio made the following motion:

"I move that the ADUAB approve the revised rental prices for the County's Unmet Housing Needs Units (UHNU) Rental Program as presented."

Dwight Stonerook seconded the motion. The motion passed (6-0-3) (Barnett, Schulte, and Wagner – absent).

D. Ordinance Mandated Semi-Annual Review of ADU Sales Prices

Chapter 1450.03 (a) of the Loudoun County Codified Ordinance states that the Affordable Dwelling Unit Advisory Board (ADUAB) "shall develop and approve general specifications for prototypical single-family detached, single-family attached and multifamily ADUs, shall determine the construction costs of the prototypical units on a semi-annual basis." The ADUAB last approved the ADU Sales Price Chart on November 10, 2020. It is time for ADUAB to consider the semi-annual review of the ADU sales price for various unit types. Board members mentioned that the methodology works and there is no negative feedback received from the builder community. The methodology is tied to income, which is an important factor in setting pricing.

Dwight Stonerook made the following motion:

"I move that the ADUAB approve the semi-annual adjustments to the ADU Sales Prices including:

- a. Leave ADU Pricing using 55% AMI levels (at 3 times the income) as of April 1, 2021, unchanged;
- b. Leave the square foot costs (for all unit types other than the stacked townhome unit type) and the HOA/Condo Fee – Sales Price Reduction chart unchanged;
- c. Increase the CPI-U adjusted square footage costs by 5% for the stacked townhome unit type (both 2-over-2 units and 1-over-2 units) only; and
- d. Allow the Builder's Committee to continue to review builder requests to use the exception formula applying the ADU Specific Section and Project

Infrastructure/Common Development Costs methodology for projects with extenuating circumstances.”

Bobby Klancher seconded the motion. The motion passed (6-0-3) (Barnett, Schulte, and Wagner – absent).

E. Semi-Annual Review of UHNU Sales Prices

The ADUAB last approved the Unmet Housing Needs Unit (UHNU) Sales Price Chart on November 10, 2020. The review process mirrors the process currently in place for ADUs due to the fact that, by proffer, certain UHNUs are to be administered according to Article 7 or the Loudoun County Zoning Ordinance and Chapter 1450 of the Loudoun County Codified Ordinances. It is time for ADUAB to consider the semi-annual review of the UHNU sales price for various unit types.

Dwight Stonerook made the following motion:

“I move that the ADUAB approve the semi-annual adjustments to the UHNU Sales Prices including:

- a. Leave UHNU Pricing using 85% AMI levels (at 3 times the income) as of April 1, 2021, unchanged;
- b. Leave the square foot costs (for all unit types other than the stacked townhome unit type) and the HOA/Condo Fee – Sales Price Reduction chart unchanged;
- c. Increase the CPI-U adjusted square footage costs by 5% for the stacked townhome unit type (both 2-over-2 units and 1-over-2 units) only; and
- d. Allow the Builder’s Committee to continue to review builder requests to use the exception formula applying the ADU Specific Section and Project Infrastructure/Common Development Costs methodology for projects with extenuating circumstances.”

Pat Giglio seconded the motion. The motion passed (6-0-3) (Barnett, Schulte, and Wagner – absent).

Discussion Items

A. Connection Fee Letter to Loudoun Water

John Mossgrrove provided a reminder that ADUAB would be drafting a letter to Loudoun Water requesting a reduction or waiver of connection fees specific to affordable units. There is currently no reduction in place. The Builders Committee will work on finalizing a draft of a letter at their May committee meeting before sending it to the entire ADUAB in June for approval. Ben Miller stated that he was aware DC Water provided a reduction in fees for affordable units constructed in the District.

B. Unmet Housing Needs Strategic Plan – Response to Board Presentation on 4/6

Brian Reagan provided an update that the draft Unmet Housing Needs Strategic Plan was presented to the Board of Supervisors at the April 6, 2021, Board of Supervisors business meeting and the item would be presented at the Board’s May 12, 2021, Public Hearing. The Board will provide direction for the path of the Plan, whether it be forwarded to a future Business Meeting or if it needs further refinement at the Transportation and Land Use Committee (TLUC). Pat Giglio recommended digesting the document and providing a generic letter supporting specific strategies included in the Plan. There’s some time to complete this and it can be approached from the entire ADUAB. It was suggested from Pat Giglio that ADUAB members should provide its priority

A1-3

action items during the next ADUAB meeting and come up with a letter based on those priorities. Brian Reagan will send a reminder to ADUAB in the coming week to provide him with a list of priorities so that they can be prioritized during the June meeting.

Information Items

A. ADUAB Report – March Monthly and '21 Q3 Quarterly

- A. Brian Reagan presented the monthly report from March. Highlights from that report:
- 0 new ADU units were sold and 3 resale ADU units were sold to Certificate Holders in March.
 - The ADU Purchase waitlist increased to 628 households and the Rental waitlist increased to 174 households.
 - 3 ADUs were sold at market after the 15-year initial control period expired and the County received approximately \$271,000 from the equity splits. This comes to an average of \$90,000 per sale and, on average, households were living in the units for 18 years.
 - During the 3rd quarter, units typically sold for more than \$160,000. The 3rd quarter saw ADUs sold to households at 40% and 50% of the AMI and below.
 - During the 3rd quarter, a majority of ADUs were sold to employees of the following sectors: professional/technical, air travel and private schools.
 - On the Program Report Card, a year-over-year change from Mar '20 to Mar '21:
 - Median sales prices increased \$40,000 from \$534,150 to \$576,000.
 - The number of active listings decreased from 711 to 235.
 - Average sold / ask price ratio increased from 100.6% to 103.2%

B. Fair Housing Month Proclamation (April) and National Homeownership Month (June)

Brian Reagan reported that the Board of Supervisors recently proclaimed April 2021 as Fair Housing Month in Loudoun County to support efforts to promote equal housing opportunities for all prospective residents of Loudoun County. He also mentioned that June is National Homeownership Month and the plan is for the Board of Supervisors to proclaim June 2021 as National Homeownership Month in Loudoun County and County staff has plans for Fair Housing training, an online Q&A session on County programs with staff, and other activities.

Committee Reports

- A. **Housing Advisory Board (HAB)** – The HAB met in April and discussed the Unmet Housing Needs Strategic Plan. At their May 12 meeting, the HAB has invited Marta Goldsmith, Director of the Form-Based Codes Institute at Smart Growth America. The meeting is public and all are invited.
- B. **Builders Committee** – The Builders Committee met in April to discuss the ADU and UHNU pricing as well as the proposed letter to Loudoun Water regarding the waiver/reduction of connection fees. The Committee will meet again in May to discuss the Loudoun Water letter and review an ADU pricing exception request.
- C. **Finance Committee** – No meeting.
- D. **Zoning Modification Committee** – No meeting.

Meeting Adjourned: 9:13am

Next Meeting: Tuesday, June 8, 2021, 8:00am

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RESOLUTION

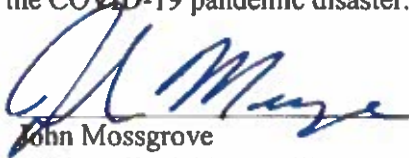
**TO CONDUCT AN ELECTRONIC MEETING
UNDER THE READOPTED CONTINUITY OF GOVERNMENT ORDINANCE**

WHEREAS, the COVID-19 pandemic constitutes a real and substantial threat to public health, safety and welfare; and

WHEREAS, the COVID-19 pandemic constitutes a disaster as defined in Virginia Code Section 44.146.16; and

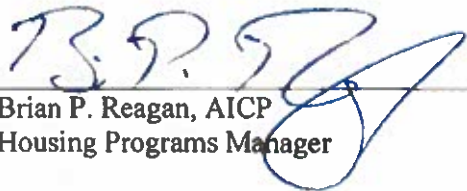
WHEREAS, on March 16, 2021, the Board of Supervisors readopted a continuity of government ordinance pursuant to Virginia Code Section 15.2-1413.

NOW, THEREFORE, BE IT RESOLVED that the Loudoun County Affordable Dwelling Unit Advisory Board is conducting the May 11, 2021, Affordable Dwelling Unit Advisory Board meeting as an electronic meeting pursuant to the readopted continuity of government ordinance and hereby certifies that all items on the Agenda for this meeting are necessary or appropriate to ensure the continuity of government during the COVID-19 pandemic disaster.



John Mossgrove
Chair, Affordable Dwelling Unit Advisory Board

ATTEST:



Brian P. Reagan, AICP
Housing Programs Manager

Adopted by the Affordable Dwelling Unit Advisory Board of Loudoun County, Virginia, this 11th day of May, 2021.

RESOLUTION

**TO CONDUCT AN ELECTRONIC MEETING
UNDER THE READOPTED CONTINUITY OF GOVERNMENT ORDINANCE**

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John Mossgrove
Chair, Affordable Dwelling Unit Advisory Board

ATTEST:

Brian P. Reagan, AICP
Housing Programs Manager

Adopted by the Affordable Dwelling Unit Advisory Board of Loudoun County, Virginia, this 8th day of June, 2021.

A2-1

Affordable Dwelling Unit Advisory Board
John Mossgrove, Chairman
Dwight Stonerook, Vice-Chairman

June 9, 2021

Loudoun Water Board of Directors
44865 Loudoun Water Way
P.O. Box 4000
Ashburn, VA 20147

Re: Loudoun Water Fees for Affordable Housing

Dear Chairman Koblos and Board Members:

Affordable housing in Loudoun County is and has been a main concern of many working families and the Loudoun County Affordable Dwelling Unit Advisory Board (ADUAB), whose members are appointed by the Loudoun County Board of Supervisors. The ADUAB would like to request Loudoun Water review their rate structures for inspections, service connections, and availability charges, as they relate to affordable housing. The term "affordable housing" may include, but are not limited to: Affordable Dwelling Units (ADUs), Low Income Housing Tax Credit (LIHTC) units, and U.S. Department of Housing and Urban Development (HUD) 221(d)(4) Affordable programs units.

The ADUAB is interested in ascertaining how either a reduction or waiver of these fees for affordable housing units could be accomplished. Through by-right applications and rezoning requests via Article 7 of the revised 1993 Zoning Ordinance, developers and Loudoun County have built a strong partnership in providing affordable housing to Loudoun residents and workers for many years. As the prices of building materials, taxes, land prices, and construction fees have continued to increase, the pressure on affordable housing needs in Loudoun has also greatly increased as well. The ADUAB is looking for ways to reduce the impact on Loudoun's affordable housing stock with the support of our industry partners. At this time, Loudoun County does not waive or reduce fees administratively for affordable housing units, but the Board of Supervisors had granted land development / permit fee waivers in the past.

Per the Code of Virginia § 15.2-958.4, certain fees can be waived for affordable housing:

"A. A locality may by ordinance provide for the waiver of building permit fees and other local fees associated with the construction, renovation, or rehabilitation of housing by a § 501(c)(3) organization with a primary purpose of assisting with the provision of affordable housing.

*B. A locality may by ordinance provide for the waiver of building permit fees and other local fees associated with the construction, renovation, or rehabilitation of housing by a private-sector entity that is pursuing an affordable housing development. For purposes of this subsection, a locality may determine in its ordinance what constitutes affordable housing and may set other conditions on the waiver of fees as it deems appropriate."*¹

¹ Code of Virginia, § 15.2-958.4, <https://law.lis.virginia.gov/vacode/title15.2/chapter9/section15.2-958.4/>

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Other jurisdictions have had success in either reducing or waiving connections fees:

- 1) The City of Charlottesville offers a reduced facility fee for low-income housing. It is 25% of the current charge except for a 5/8 inch meter, which is \$800.²
- 2) The City of Alexandria's Master Housing Plan states that "Alexandria does not have a formal policy for providing waivers or rebates on fees for affordable housing projects, except in the case of Alexandria Redevelopment and Housing Authority (ARHA) properties where permit, sewer tap, and other development related fees may be waived in accordance with City Code."³
- 3) During a telephone call with DC Water, the representative stated that connection fees are waived for affordable units, which equates to approximately \$4,000 for each affordable unit.

The ADUAB understands that there are no easy solutions in solving the affordable housing issue in Loudoun County. However, one thing we can accomplish, together as industry partners, is lessening the financial burden of providing affordable housing. We look forward to discussions with Loudoun Water to aid in the supply of affordable housing in Loudoun County and are available at your convenience to discuss.

Sincerely,

Cc: Loudoun County Board of Supervisors
Valmarie Turner
Sarah Coyle Etro
Brian Reagan

² City of Charlottesville Fee Schedule, <https://www.charlottesville.gov/641/Fee-Schedule>

³ City of Alexandria Housing Master Plan,
<https://www.alexandria.gov/uploadedFiles/housing/info/Housing%20Master%20Plan%20Final.pdf>

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ADUAB Input for Unmet Housing Needs Strategic Plan Priorities:

1) Strategy 4.1 – A, B, C, G

A - Examine the land development approval process and consider methods for expediting applications that support affordable housing when those applications meet certain criteria.

B - Evaluate the potential of offsetting land development and permitting fees for certain affordable housing Projects.

C - Extend the ADU covenant affordability control period beyond 15 years to retain affordable housing stock.

G - Develop and adopt a policy to reduce parking requirements for 100% affordable housing developments.

2) Strategy 4.3 – D

D - Expand the down payment programs for households with incomes up to 100% AMI.

3) Strategy 5.1 -A

A - Maintain the inventory of the County's stock of affordable housing.

4) Strategy 5.3-A

A - Review Zoning Ordinance regulations with the intent of removing barriers to and increasing affordability.

5) Strategy 5.4 -A-E

A - Use density bonuses as an incentive to attract affordable housing.

B - Use other incentives to attract affordable housing in the UPA such as building height increases, setback reductions, lot coverage increases, technical study waivers, buffer modifications, and parking reductions.

C - Adopt a specific policy that identifies the value of and desire for affordable housing to be in transit centers and the UPA.

D - Consider implementing a Comprehensive Plan Amendment to better specify the County's affordable housing expectations within UPA developments.

E - Prioritize funds for new rental units in communities that connect with transit, jobs, and services.

6) Strategy 2.5A

I have concerns with the concept of defining affordable housing as a public use, the use is residential by definition and should be considered as such in the Zoning Ordinance. There are areas of the County

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where public uses are generally supported but residential and specifically med-high density residential are not based on the Place Types within the 2019 General Plan (2019 GP) as well as the underlying Zoning district.

The general concept of using underutilized land on public use sites such as fire and rescue facilities is supported by the 2019 GP which promotes collocating public facilities with affordable housing (2019 GP, Chapter 3, Housing Policy, Strategy 3.3.D. However, the details need to be more fully vetted through Zoning Administration Staff to determine if this is a proper approach. A proffer determination dated June 10, 2019 prepared by Planning and Zoning Staff highlights a number of these issues. I would suggest the language used in the Strategy 2.5A be softened to promote further consideration.

- A. As part of the Zoning Ordinance Rewrite, ~~explore options to allow broaden the Zoning Ordinance definition of public use to include uses deemed essential for public purposes such as housing at affordable prices for the workforce to enable more land to be available for affordable housing and~~ to address the public need for diverse housing options ~~on~~ public use sites.

ADU Monthly Statistics – April 2021

Item	March 2021	April 2021
New ADUs Listed for Marketing - Purchase	8	1
Resale ADUs Listed for Marketing – Purchase	3	3
Total	11	4
Sold to ADU Certificate Holder – New Units	0	0
Sold to ADU Certificate Holder – Resale Units	3	3
Total	3	3
Sold at Market – New Units	0	0
Sold at Market – Resale Units	0	0
Total	0	0
Purchase Waitlist	628	531
Rental Waitlist	174	171
Total Units Sold to ADU Certificate Holders	2,419	2,420
Total ADU Rental Certificate Holders Served	2,215	2,220
Rental Units in Program	275	274
ADUs Purchased by County	0	0
ADUs Sold By County	0	0
Total Number of Foreclosures to Auction – All Time	78	78
Total Number of Foreclosures in Litigation – All Time	83	83

ADU Monthly Statistics – April 2021

Priorities Served:

Priority 1: 0

Priority 2: 0

Priority 3: 0

Priority 4: 0

Units Sold at Market Information:

The County started purchasing new units in December 2013.

Expiration date on the NOAs & the location of units sold at market.

New: 0

Resale: 0

Covenant Expired Resales Sold at Market: 5

Purchase Committee:

Purchase:

New Units: 0

Resale: 0

* If not sold to ADU Certificate Holders by the ordinance required expiration date

Not Purchase:

New Units: 0

Resale: 0

ADUs Approved by Methodology (Does Not Need ADUAB Approval): 0

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ADU Monthly Report for April 2021

	Apr 2020	YoY Change
Number of New ADUs Purchased (settled) by Certificate Holders	0	↓
Total Number of Households on Purchase Waitlist	531	↑
Number of Households Newly Leased	5	↓
Total Number of Households on Rental Waitlist	171	↑

Loudoun County CoStar Rental Market Data
(as of 6/2/2021)

Market Conditions	2021 Q2 QTD	2020 Q2	YoY Change
Current Inventory (Units)	15,434	14,478	↑
Under Construction (Units)	-	835	↓
12 Mo. Absorption (Units)	471	397	↑
Vacancy Rate	8.9%	6.2%	↑
Market Rent/Unit	\$ 1,752	\$ 1,689	↑
Market Sale Price/Unit	\$ 289,000	\$ 277,000	↑
Market Cap Rate	4.8%	4.9%	↓

2021 Q2 Year-over-Year Rent Growth	3.7%
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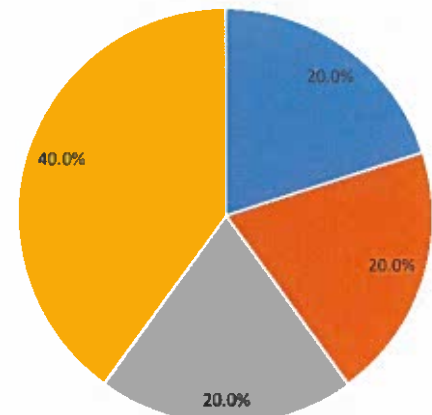
2021 Q2 Rents	All Units	LIHTC Units
Studio	\$ 1,181	\$ 967
1 Bedroom	\$ 1,581	\$ 1,160
2 Bedroom	\$ 1,853	\$ 1,436
3 Bedroom	\$ 2,007	\$ 1,617

Loudoun County DAAR For-Sale Market Data
(as of 6/2/2021)

	Apr 2021	Apr 2020	YoY Change
Median Sales Price	\$ 605,250	\$ 540,000	↑
Residential Units Sold	876	587	↑
Average Days on Market	11	5	↑
Active Listings	317	750	↓
New Listings this Month	1,048	774	↑
New Pending Listings this Month	853	498	↑
Average Sold/Ask Price Ratio	103.7%	100.3%	↑

Employment Sectors Served (Apr 2021)

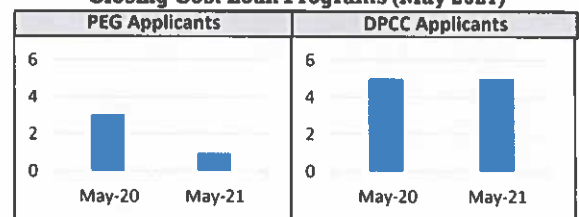
ADU Rental Program



■ Childcare
■ Finance/Ins
■ Prof/Tech
■ Retail

*No ADUs for purchase were settled in April 2021.

Public Employee Grant and Down Payment & Closing Cost Loan Programs (May 2021)



Office Updates:

- Office of Housing presented the **Unmet Housing Needs Strategic Plan Draft to the Board of Supervisors** on May 12, 2021. Staff will bring the plan to the June 16, 2021 Transportation and Land Use Committee (TLUC) to facilitate additional review.
- The Office of Housing will participate in several activities to observe **June as National Homeownership Month**. Planned activities include a Board Proclamation on June 1, 2021, an overview of homeownership programs on June 16, 2021, and Fair Housing training on June 23, 2021.
- **Landlords can apply for rental assistance** on behalf of renters through Virginia Housing at: <https://www.vhda.com/BusinessPartners/PropertyOwnersManagers/Pages/rentrelief.aspx>
- Loudoun County has an **online application for rental assistance** for households financially impacted by COVID-19 at: <https://www.loudoun.gov/LRA>
- **Resources for evictions issues** can be found at: <https://www.loudoun.gov/covid19evictions>
- **Resources for COVID-19 issues and other housing programs** (for renters, homeowners, and landlords) are provided at: <https://www.loudoun.gov/5327/COVID-19-Needs-Assistance>
- Office of Housing staff received approximately **1,457 calls in May**.

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PROCLAMATION

- WHEREAS** The month of June is recognized as National Homeownership Month; and
- WHEREAS** Owning a home is a fundamental part of the American dream and is the largest personal investment many families will ever make; and
- WHEREAS** Homeownership builds wealth, strengthens communities, and is fundamental to the health of the local and national economy; and
- WHEREAS** Creating affordable homeownership opportunities requires the commitment and cooperation of the private, public, and nonprofit sectors; and
- WHEREAS** Loudoun County has established and offers several homeownership programs to Loudoun County residents.

NOW THEREFORE BE IT RESOLVED that the Loudoun County Board of Supervisors does hereby proclaim June 2021 as

Homeownership Month

in Loudoun County, and thanks the many people and organizations in our community who have opened the doors of housing opportunity.

Phyllis J. Randall

Phyllis J. Randall, Chair At-Large

Koran T. Salnes

Koran T. Salnes, Vice Chairman, Sterling District

Julie E. Briskman

Julie E. Briskman, Algonkian District

Michael R. Turner

Michael R. Turner, Ashburn District

Sylvia R. Glass

Sylvia R. Glass, Broad Run District

Tony R. Buffington

Tony R. Buffington, Blue Ridge District

Caleb A. Kershner

Caleb A. Kershner, Catoclin District

Matthew F. Letourneau

Matthew F. Letourneau, Dulles District

Kristen C. Umstadt

Kristen C. Umstadt, Leesburg District

Loudoun County Board of Supervisors
June 1, 2021



A6-1